

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**July 18, 2005
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Araiza, Alberdi, Magallon

ABSENT: Mestler

APPROVAL OF MINUTES: June 6, 2005 and June 20, 2005

MSC (Araiza/Magallon) (3-0-0-1) to approve the minutes of June 6, 2005. Motion carried.

MSC (Araiza/Magallon) (3-0-0-1) to approve the minutes of June 20, 2005. Motion carried.

PUBLIC HEARING:

1. DRC-05-22

El Dorado Ridge

The project site is located on the east side of Brandywine Ave., north of Auto Park Road across from Mendocino Dr. north of Main Street in southwestern Chula Vista.

Consideration of a Design Review application to allow the construction of 104 attached townhome condominium units with nine common recreation areas on a vacant 11.46-acre lot.

Project Manager: Richard Zumwalt, Associate Planner

Action: (Araiza/Magallon) (3-0-0-1) Approve as presented.

2. DRC-05-44

Otay Ranch Village 11 Combined MU-1/R-19 Neighborhoods

A mixed-use retail commercial shopping center including 39 live-work shopkeeper units and 243 three bedroom three story units.

Project Manager: Harold Phelps, Associate Planner

Recommend continuation to August 1, 2005

Action: (Araiza/Alberdi) (3-0-0-1) Approve continuance of project to August 1, 2005.

PRELIMINARY REVIEW:

3. Otay Ranch Village Eleven Multi-family Neighborhoods R-17
The proposal is for a 180-unit condominium complex.

Project Manager: Harold Phelps, Associate Planner

Action: None taken. The committee felt it was important for pedestrian orientation and entries to be provided from the corner and along Discovery Falls. They also agreed with staff's recommendation that there be access to the paseo from the view park.

4. Otay Ranch Town Center (Freeway Commercial)
Robinson May is proposing to develop a fashion department store in the Freeway Commercial portion of Planning Area 12. The project consists of a 140,000 sq. ft. 2 story building on the site planned for Major 2 on the site plan approved by the Design Review Committee last year.

Project Manager: Rick Rosaler, Principal Planner

Action: None taken. The DRC recommended that the design of the building be more in line with the design criteria approved for the Otay Ranch Center. The overall articulation of the façade needs to be revisited. Architectural details such as stone wainscoting, metal corbels, and wood accents were recommended.

5. DRC-05-046
A & D Automotive
1084 Broadway
Chula Vista, CA
Proposal for a 1,890 sq. ft. auto repair facility and monument sign.

Project Manager: Michael Walker, Senior Planner

Action: None taken. Postponed project due to outstanding issues with design.

BUSINESS ITEM:

6. Election of new Chairperson and Vice Chair for 2005

Action: (Araiza/Magallon) (2-0-1-1) Approve nomination of Jose Alberdi as Chairperson.

Action: (Araiza/Alberdi) (2-0-1-1) Approve nomination of Katherine Magallon as Vice Chair.

ADJOURNMENT:

At 5:43 p.m. to a regular meeting on Monday, August 1, 2005 4:30 p.m. in Council Chambers.